

MINUTES OF THE  
WEST LAFAYETTE REDEVELOPMENT COMMISSION  
December 15, 2003

Redevelopment Commission members present: Steve Belter, Earle Nay, Chris Corrigan, Patsy Hoyer, and Barbara Cook. Also in attendance: Mayor Sonya Margerum, Mayor-Elect and City Council member Jan Mills, Clerk Treasurer Judy Rhodes, City Attorney Bob Bauman, Development Director Josh Andrew, Bev Shaw, Charlotte Martin, and Cindy Loerbs-Polley of the Development Department, Parks Superintendent Joe Payne, Tom Gall of TJ Gall & Associates, and citizens and members of the media.

Mr. Belter called the meeting to order at 12:38 pm.

OLD BUSINESS

Mr. Nay made a motion to approve the November 24, 2003 minutes. Ms. Cook seconded. The motion passed unanimously 4-0.

NEW BUSINESS

Mr. Nay made a motion to approve the payment of the claims. Ms. Cook seconded. Mr. Gall gave an update on the projects stating that we basically have trail invoices from Milestone that puts us at about 90% completion. There are mostly landscaping items to finish when spring comes back around. There is also a small piece of concrete at the end of a trail segment that still isn't all present but is essentially finished up. The signage is finishing up. The Research project is open and has been for a while. We are waiting for CINergy to start putting the lights in, which will be any day now. They have their orders to go ahead.

Mr. Belter asked how we are doing on our contingency fund. Mr. Gall said based on that spreadsheet in front of you, we now have \$25,000. We can get through more of that when we get to the change orders. I have spent quite a bit of time with Mrs. Martin getting the change orders with the contractors, making sure that landscaping was covered in the spring, the irrigation repairs and revisions were all accounted for, and numerous other things that we needed to make sure were accounted for like the blueprinting.

Mr. Belter asked if there were any other questions for Mr. Gall or Mr. Payne. None were made. The motion passed unanimously 4-0.

Mr. Belter asked Mr. Gall for the change orders. Mr. Gall stated that there are a multitude of changes that have been taking place throughout the project. The largest item is the construction of berms. Mr. Payne added that a lot of that was top soil that we had been stock piling. Also, a great deal of it along University Place was paid for by them.

Mr. Gall stated that the second change order is for the items that we talked about last month; paving the drive around the park barn. This will keep dust down for the surrounding neighbors. This includes turning all of that area into hard surface with the exception of the actual internal space inside the barn. The second large item is for \$124,000 to build the Friendship House segment of the northwest greenway trail. That segment will be the bridge that is now

built and constructed by the woods just off the corner of the athletic complex and extends up past Friendship House. There will be a crossing at Cumberland. This trail segment was requested by those neighborhoods quite some time ago. Mr. Payne has been able to work with Schneider Engineering to complete the design of that. We've received pricing that is comparable to the rest of the trail project. This change order removes \$50,000 from the previous balance of \$150,000 for undercutting the original trail project. It leaves a \$100,000 balance in that undercutting budget, which essentially creates a contingency balance for the rest of the trail project within the project.

Mr. Payne added that we have been working with Westminster. They provided a copy of their consensual master plan with a couple of corridors that they've indicated they think would be workable to make the trail connection.

Mr. Belter stated that we've paid most of the bills associated with the trails project and from the undercutting contingency. Are you (Mr. Gall) comfortable with us paying for this paving and the trail extension with reasonable certainty that we will not over spend our original budget? Mr. Gall stated that it's gone well enough that I feel like we can add these additional amounts of work within your original appropriation on the overall trails project and still have the contingency.

Mr. Bauman stated that Mr. Gall, Mr. Payne and Milestone have done an exceptional job of getting the project done in an expeditious fashion.

Mr. Belter asked if there were any other questions. None were made. Mr. Corrigan made a motion to approve the change orders. Ms. Cook seconded. The motion passed unanimously 4-0.

Mr. Belter thanked Mr. Payne and Mr. Gall for all of their work on this project. From personal experience, the trail system is great. I hear nothing but good things from other people as well. Mr. Payne stated that he would like to add that we've received several thanks that I think are due to the Commission for the improvement of the landscaping while doing the trails.

Mr. Corrigan made a motion to extend the contract of project coordination services for T.J. Gall dated December 15, 2003. Ms. Cook seconded. Mr. Belter stated that he has no trouble extending this. Mr. Gall has been a marvelous resource in getting things done both in a timely fashion and in a cost effective fashion. Mr. Belter asked if there are any other questions. None were made. The motion passed unanimously 4-0.

Ms. Cook made a motion to approve Resolution RC-2003-8. Mr. Nay seconded. Mr. Andrew stated that this is for the security system for the garage. It involves installing cameras and a recording device. The recording device will be in the utility room and the cameras will be on the connector building, the bridge, and several other cameras in the garage. Mr. Gall added that they will be on the first level, primarily the entrance and the exit. Mr. Andrew stated that we had looked about doing it on each floor, but it is not practical.

Mr. Nay asked if there is a live monitor with these. Mr. Andrew stated that you can have one over the internet and it also records.

Mr. Corrigan asked why we need this. Mr. Andrew stated that it has been recommended for security reasons. Mr. Belter stated that we've had problems of homeless hanging out in the pedestrian bridge and there have been some vandalism issues in the garage. The goal is for the cameras to deter this behavior and if we don't succeed in deterring, then we will have recorded it so that it can be used in investigation and prosecution.

Mr. Nay asked who will be monitoring it. Mr. Gall stated that at this point, we've talked about someone in the hotel doing it but we are being told that typically isn't the case. The system can be monitored and we have an allowance for that. Mr. Nay asked if the recorders run on a motion sensor or do they run all the time? Mr. Gall answered that it's a motion sensor. This is mostly for the case of a deterrent.

Mrs. Hoyer stated that she isn't really big on this idea. I don't think that it's going to do a lot for us because we aren't going to be able to do anything about anybody in the act; that's so impractical. Mr. Andrew stated again that it is mainly a deterrent. Mr. Corrigan stated that we should put up a fake camera then.

Mr. Corrigan stated that he thought that we turned the garage over and it is no longer our responsibility. Isn't it his (Mr. Renfro's) job to do the upkeep and maintenance? Mr. Bauman stated that this is not maintenance. Mr. Renfro is maintaining the garage.

Mr. Corrigan asked what the value of loss is. Mr. Andrew stated that he doesn't have the details on what's been lost. I just know that we've had complaints about broken windows and stolen purses. Mr. Corrigan asked how frequent it's been. Mr. Andrew stated that it seems to be mostly in the summer. Mr. Bauman stated that there were a number of incidents at that point and the police heightened the security at that point and there are some signs up now. Ms. Shaw added that she got a call this morning that the arms at the entrance were broken over the weekend.

Mr. Nay asked what the nature of the recording device will be. Mr. Gall stated that it is digital. Mr. Corrigan stated that this will just be at the entrance and exit and that we won't be able to see what goes on throughout the other floors. Mr. Bauman stated that we will be able to go back in and find out who has been coming or going. Mr. Corrigan stated that won't show that they did it though, just that they happen to be in the garage. Mr. Bauman stated that we aren't doing criminal defense. Mr. Corrigan stated that he understands, but we aren't getting anything for it. Mr. Bauman stated that he disagrees. Mr. Belter stated that he disagrees with Mr. Corrigan as well.

Mr. Nay asked if there will be a camera in the walkway. Mr. Gall said yes. The walkway camera is the primary area for this.

Mrs. Rhodes asked what they did in Lafayette with the two garages. Mr. Gall stated that they only added them at the entrance and exits as far as he knows. They added them about a year after they built the garage. Mrs. Hoyer stated that she'd be interested in how it worked out.

Mr. Belter stated that he personally feels that the cameras provide a deterrent. They also will provide some evidence that may be useful in a court if we do end up prosecuting somebody. The fact that it can be monitored over the internet, gives options to the Hilton and to Borders and the other folks in Wabash Landing. If they want to monitor it, in the context of a regular thing or

if they know that someone is coming or going, or something is suspicious, I think that is all positive towards improving the security in the area. I think that it's still our responsibility to make these improvements from the standpoint that it's important to the City that this area be perceived by the residents and the customers that this is a safe area. That only helps the overall City goal of improving the liability of the downtown areas.

Mr. Gall stated that the proposed system can take an additional 6-8 cameras if you wanted to add them at a later date to the upper floors.

Mrs. Hoyer asked if this is virtually maintenance free. Mr. Gall stated that it's minimal maintenance. If someone destroys a camera, then there'll be maintenance. Mr. Belter stated that it is not a case where someone needs to go in once a day or three times a week to replace a tape.

Ms. Cook asked where the purses were stolen from. Mr. Andrew stated that they were stolen out of cars. Mr. Corrigan stated that we won't have cameras in that area to even know who did that then. Frankly, I disagree with a lot of what you (Mr. Belter) said because that is not how criminal prosecution works. They aren't going to look at these things and do it that way. I think it is a waste of \$50,000. Why can't we just have a police officer walk through there once a night? If we aren't going to monitor it, how are we stopping it? I just don't think that this is a very effective way of using that money. Mrs. Hoyer stated that she agrees with Mr. Corrigan. It is a lot of money for something that I think is a questionable deterrent.

Mr. Nay stated that if the cameras were pointed at areas where a crime would be committed, like at a cash register area of a convenience store, that would be effective, but where they are just at the entrance and exit, it just doesn't make much sense. The only one that makes sense is in the walkway.

Mrs. Hoyer stated that she would be interested in knowing how it is going with other garages' experiences with them, like Lafayette and the high school. Ms. Cook asked if we can postpone this until we get some more information from other places that are using it? Mr. Andrew stated that he can check with Lafayette and the County. Mr. Belter asked if he can also check with Mr. Marvin or Mr. Leroux at the Police Department and see what their feeling is. Mr. Belter stated that we will take Ms. Cook's recommendation and postpone this to a later meeting then.

Mr. Nay stated that it should be noted that Purdue has a number of garages and they don't have any cameras in them. Ms. Cook stated that they also have a lot of vandalism.

Ms. Cook made a motion to table the motion. Mr. Nay seconded. The motion passed unanimously 4-0.

Mr. Belter stated that we have one more item before we get to public comment. Are there any other questions regarding this? None were made. Mr. Belter turned the floor over to Mayor Margerum.

Mayor Margerum stated that Ms. Cook has served long and faithfully on the Redevelopment Commission from the inception and I wanted to have a small token of our appreciation to you. *A Distinguished Citizen certificate was presented to Ms. Cook.* We thank you so much for your service and your understanding of the role and responsibility of the

Redevelopment Commission. You truly have set the standard for the members. Ms. Cook said thank you very much. When you asked me to serve on this Commission, I told you that I didn't think I have the background to do this; you responded by saying, "I just want you to be a citizen." Mayor Margerum stated that now you are a distinguished citizen with this award.

Mr. Belter stated that he has really appreciated Ms. Cook's wisdom, experience, and common sense. You have helped us in many occasions to get us focused back on what we should be paying attention to and I appreciate it. Ms. Cook stated that she has really enjoyed working on the Commission.

Mr. Bauman stated that Ms. Cook has accomplished a lot in 14 years. I think back to when we all started, we would have been astonished to think that we would have as much behind us as we do today.

Mr. Belter asked if there were any other questions or comments. Mayor Margerum gave thanks to all of the Commission members. As you know, it is a yearly appointment. You have all served exceptionally well. I think the Commission is functionally well. I'd especially like to thank Mr. Belter for his guidance as Chairman. He has always been very fair, well prepared, and thoughtful with his judgment. Thank you to all of you for your service.

Mr. Gall reminded the Commission that when we created the budgets for the Research Park and the Trail Project, we took funding for the Research Park from the bond issue as well as a portion of the trail project, and we shifted all of the contingency responsibilities to the Redevelopment Commission. When we get our final accounting done with the Research Park, there may be some change order liability for the Commission because we've lumped that all together. We've now brought that down. There was an estimated \$5,000 contingency that wasn't funded at the time that you started the project that is not on the sheet anymore, it's gone. Obviously the project got done. It does show a proposed \$50,000 contingency for you to deal with after the first of the year. We will have that information for you the next time you get together.

Mr. Belter stated that the next meeting is scheduled for noon on Friday, January 9<sup>th</sup>, 2004.

Mr. Corrigan made a motion to adjourn. Ms. Cook seconded. The motion passed unanimously 4-0. The meeting adjourned at 1:21 pm.

Respectfully submitted,

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Francis Earle Nay, Recording Secretary

Approved:

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Stephen Belter, President

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